

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1418 SOUTH LAMAR BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district and general commercial services (CS) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0124, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, and 4, Cinco Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 62, Page 42, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1418 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Indoor sports and recreation
Outdoor sports and recreation	Pawn shop services
Service station	Local utility services
Theater	Telecommunication tower 1
Residential treatment	

- 1  
2 2. A site plan or building permit for the Property may not be approved, released, or  
3 issued, if the completed development or uses of the Property, considered cumulatively  
4 with all existing or previously authorized development and uses, generate traffic that  
5 exceeds 1,000 trips per day.  
6

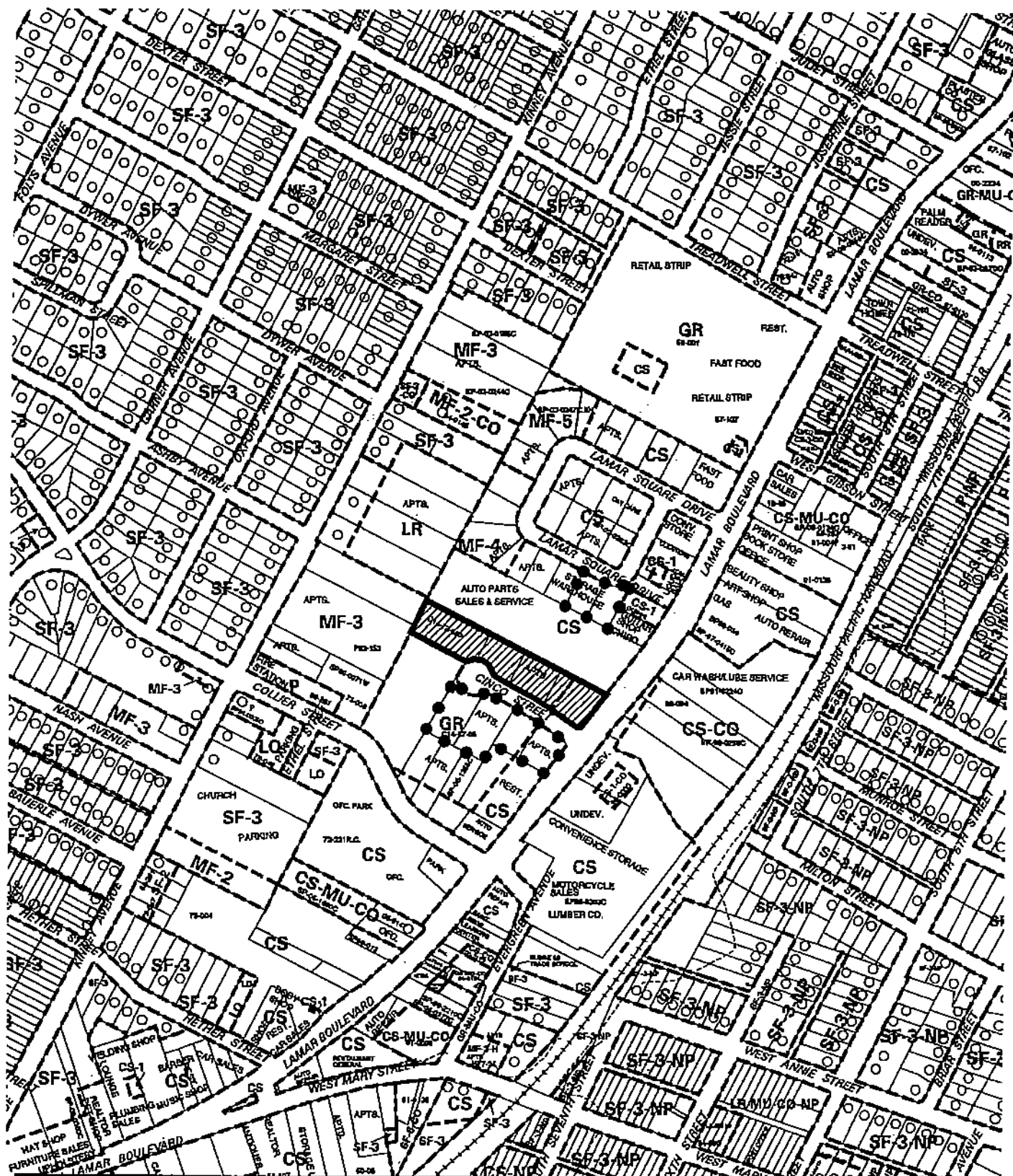
7 Except as specifically restricted under this ordinance, the Property may be developed and  
8 used in accordance with the regulations established for the community commercial (GR)  
9 base district and other applicable requirements of the City Code.  
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11 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
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14 **PASSED AND APPROVED**  
15

16 §  
17 §  
18 \_\_\_\_\_, 2007 § \_\_\_\_\_  
19 Will Wynn  
20 Mayor  
21  
22

23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 David Allan Smith Shirley A. Gentry  
25 City Attorney City Clerk



 1" = 400'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R.HEIL</p>	<p style="text-align: center;"><b>ZONING</b></p> <p>CASE #: C14-06-0124</p> <p>ADDRESS: 1418 S LAMAR BLVD</p> <p>SUBJECT AREA (acres): 1.755</p> <p>DATE: 06-09</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H21</p>
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